



INCORPORATED VILLAGE OF FREEPORT  
MUNICIPAL BUILDING  
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ROBERT T. KENNEDY  
MAYOR

PAMELA WALSH BOENING  
VILLAGE CLERK

**ZONING BOARD OF APPEALS PUBLIC HEARING – February 17, 2022**

NOTICE IS HEREBY given that a **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday, February 17, 2022 at 6:00P.M. in the Incorporated Village of Freeport, Main Conference Room, 46 N. Ocean Avenue, Freeport, New York on the appeals and applications of cases as they appear on the calendar; residential applications that do not extend their prior non-conforming status may be called first; public comment invited. It is anticipated that the Board will adjourn the legislative session and enter into Executive Session until 6:30P.M.

**INTERESTED PROPERTY OWNERS** and other persons should appear at the above time and place to have questions answered and to voice opinions.

All applications are non-conforming with zoning regulations herein specified for the districts in which they are located.

**Application #2021-20 – 131-135 Guy Lombardo Ave., Business AA - Section 62/Block 75/Lot 31,32,33 – 135 Guy Lombardo LLC.** – Construct a new 5 story, 50,487 sq.ft. multiple dwelling. Variances: *Village Ordinance §210-6A, §210-60 Building height, §210-48 Lot area, apartment density, §210-49C Open space, §210-49D Recreation space, §210-172A(2)(A) Parking required, §210-65 Plots abutting more restrictive districts.*

**Application #2021-29 – 115-117 S. Main St., Business B - Section 62/Block 198/Lot 317 &322 – Ederi Hananya** - Construct a new 1 story, 925 sq. ft. rear addition. Variances: *Village Ordinance §210-6A, §210-172A(12) Parking required, §210-88 Loading space required.*

**Application #2022-1 – 552 N. Brookside Ave., Residence AA - Section 36/Block K/Lot 148 – Daniel Sosa** – Maintain 20’x13’ shed, 21’x19’ Pavilion, 19’ x 44’ raised terrace, replace driveway, 4’ solid PVC fence in front yard, wood burning fireplace and a 34” CMU retaining wall. Variances: *Village Ordinance §210-6A, §210-171(d)1 Fence heights, §210-35(A)2 Rear yard depth, §210-35(A)3 Side yard setback, §210-35(C)2 Accessory structure rear yard setback, §210-171B Enclosure materials.*

**Application #2022-3 – 280 Branch Ave., Residence A - Section 62/Block 187/Lot 646-650 – Evan Sarafy** – Construct a new 2067 sq. ft. 3-story house with 410 sq. ft. deck. Variances: *Village Ordinance §210-6A, §210-43A(2) Rear yard depth.*

**Application #2022-4 – 552 S. Bayview Ave., Residence A - Section 54/Block 325/Lot 34,35 – Richard Rugolo** – Construct a new 75 sq. ft. open front porch. Variances: *Village Ordinance §210-6A, §210-43(A)1 Front yard setback.*

**BY ORDER OF THE ZONING BOARD OF APPEALS**  
Pamela Walsh Boening, Village Clerk